

BUILDING APPROVALS - JUNE, 1957.

Note.- All figures on the first three pages of this bulletin include particulars of approvals issued by Local Authorities to private builders as well as operations of the Queensland Housing Commission. Particulars of the work proposed to be carried out by other governmental authorities are included in the quarterly and annual figures shown on page 4.

The following table gives particulars of building operations approved in Queensland during the month of June, 1957.

Building Approvals, Queensland, June, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	£
<u>Metropolitan-</u>									
City of Brisbane ..	261	758,623	313	116,319	57	660,171	44	62,502	1,597,615
<u>South-Eastern-</u>									
City of Bundaberg	21	40,216	21	4,777	1	5,000	4	1,655	51,648
Gympie ..	3	5,250	9	1,160	1	2,784	4	1,020	10,214
Ipswich ..	58	127,220	11	3,181	2	6,000	2	2,395	138,796
Maryborough	3	7,870	7	1,315	-	-	3	1,400	10,585
Town of Redcliffe	27	52,510	21	23,220	6	750	2	450	76,930
South Coast	43	106,684	41	35,363	13	99,357	4	5,100	246,504
Shires .. ..	88	159,906	70	16,283	29	137,219	19	11,263	324,671
<u>Total</u> .. ..	243	499,656	180	85,299	52	251,110	38	23,283	859,348
<u>Toowoomba &amp; S. West-</u>									
City of Toowoomba	29	81,808	38	5,914	7	45,650	4	1,630	135,002
Warwick ..	2	5,211	3	2,330	-	-	1	1,750	9,291
Town of Charleville	10	30,825	11	2,145	1	2,500	4	1,650	37,120
Dalby ..	3	6,722	9	2,569	1	6,000	-	-	15,291
Goondiwindi	-	-	-	-	2	34,000	1	210	34,210
Roma ..	14	36,300	6	5,810	1	6,000	3	2,100	50,210
Shires .. ..	24	54,424	26	6,717	15	29,624	5	3,685	94,450
<u>Total</u> .. ..	82	215,290	93	25,485	27	123,774	18	11,025	375,574
<u>Central &amp; Mackay-</u>									
City of Mackay ..	9	19,176	2	788	2	6,900	1	1,100	27,964
Rockhampton	8	15,750	16	2,445	7	35,450	3	2,130	55,775
Town of Gladstone	2	5,400	-	-	-	-	-	-	5,400
Shires .. ..	27	67,038	15	4,165	16	49,727	2	1,300	122,230
<u>Total</u> .. ..	46	107,364	33	7,398	25	92,077	6	4,530	211,369
<u>Northern-</u>									
City of Cairns ..	9	19,950	15	3,375	7	36,500	5	7,055	66,880
Charters Trs.	1	1,425	1	310	-	-	1	150	1,885
Townsville	34	89,558	23	5,268	8	28,050	10	6,720	129,596
Town of Bowen ..	2	3,600	1	550	-	-	-	-	4,150
Hughenden	-	-	-	-	-	-	-	-	-
Thursday Is.	1	4,000	1	1,000	2	5,000	1	3,000	13,000
Shires .. ..	64	169,665	65	23,860	36	61,725	13	3,170	258,420
<u>Total</u> .. ..	111	288,198	106	34,363	53	131,275	30	20,095	473,931
<u>Total State</u> ..	743	1,869,131	725	268,864	214	1,258,407	136	121,435	3,517,837



The number of new dwellings approved during June, 1957, was 743. This total was 228 below the figure for May, 1957, and 315 less than the abnormally high number recorded for June, 1956, but was 33 above the monthly average for the first five months of 1957. The estimated cost of the 743 dwellings approved was £1,869,100, compared with £2,872,000 for the 1,058 dwellings for June, 1956. Additions and alterations to dwellings costing £268,900 were 36 per cent. above the figure recorded in June, 1956.

Approvals for all work on buildings other than dwellings during June, 1957, valued at £1,379,800, were close to the corresponding amount for June, 1956, being only 4 per cent. below it. New buildings approved were valued at £1,258,400, and alterations and additions at £121,400. Brisbane's figure of £722,700 for all work on buildings other than dwellings was higher than usual and accounted for 51 per cent. of the State total. High figures were recorded in Town of South Coast (£104,500), Toowoomba (£47,300), and Cairns (£43,600).

The next table shows monthly totals for the whole State from June, 1956, to June, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	£
<u>1956.</u>									
June ..	1,058	2,872,034	711	198,385	197	1,092,249	191	338,083	4,500,751
July ..	710	1,710,074	765	217,256	177	1,114,232	193	211,543	3,253,105
August	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	210,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
<u>1957.</u>									
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	642	1,564,988	674	209,352	153	493,237	187	159,747	2,427,324
April ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322
May ..	971	2,521,609	629	235,234	167	987,347	153	180,422	3,924,612
June ..	743	1,869,131	725	268,864	214	1,258,407	136	121,435	3,517,837

Of the total value of all approvals issued during June, 1957 (£3,517,800), work on dwellings represented 60.8 per cent. (new dwellings 53.1 per cent., and additions and alterations 7.7 per cent.), while work on buildings other than dwellings was 39.2 per cent.

The average estimated costs per dwelling approved in June, 1957, were Brisbane, £2,907; other Cities and Towns, £2,364; and all Shires, £2,222. The averages for the twelve months ended 30th June, 1957, were Brisbane, £2,742; other Cities and Towns, £2,335; and all Shires, £2,136. These averages were higher than the corresponding figures for the twelve months ended 30th June, 1956, by 6.8, 5.5, and 9.8 per cent. respectively.

For the June quarter of 1957, the estimated value of new dwellings approved in Brisbane averaged, per 100 square feet, £289 for brick or concrete, £250 for timber, and £215 for fibro-cement.

Average monthly numbers of approvals for new dwellings per 1,000 population during the twelve months ended 30th June, 1957, compared with the twelve months ended 30th June, 1956 (in brackets), for various Cities and Towns, were:- South Coast, 2.06 (1.74); Redcliffe, 1.80 (1.54); Mackay, 0.90 (0.91); Ipswich, 0.80 (0.69); Townsville, 0.80 (0.49); Bundaberg, 0.70 (0.59); Roma, 0.68 (0.33); Dalby, 0.63 (0.86); Charleville, 0.61 (0.41); Cairns, 0.58 (0.89); Brisbane, 0.55 (0.65); Hughenden, 0.50 (nil); Toowoomba, 0.46 (0.53); Rockhampton, 0.43 (0.36); Gympie, 0.42 (0.50); Goondiwindi, 0.35 (0.43); Maryborough, 0.35 (0.48); Gladstone, 0.34 (0.32); Bowen, 0.30 (0.39); Warwick, 0.24 (0.46); Charters Towers, 0.19 (0.10); Thursday Island, 0.07 (nil).

#### Volume of Building Approvals.

Index numbers of the volume of building approvals issued are shown in the following table. The indexes relate the volumes of the four principal types of work to one another and each to its own pre-war volume. A certain amount of estimation was necessary in preparing the figures, as (i) complete records of all building approvals in 1938 are not available, and (ii) data from various sources had to be used to estimate the rise in building costs from 1938 to 1947, but the indexes set out below should measure the volume of post-war building approvals with reasonable accuracy. All government work except that of the Queensland Housing Commission is excluded.

#### Index of Volume of Building Approvals.

(Base: Total of All Operations, 1938 = 100.)

Period.	New Dwellings. <sup>a</sup>	Other New Buildings. <sup>b</sup>	Alterations, &c., to Dwellings. <sup>b</sup>	Other Alterations, &c. <sup>b</sup>	All Approvals.
<u>Year-</u>					
1938 .. ..	60	18	6	16	100
1947 .. ..	155	10	9	6	180
1948 .. ..	141	12	11	5	169
1949 .. ..	146	9	11	6	172
1950 .. ..	160	11	11	8	190
1951 .. ..	174	15	12	11	212
1952 .. ..	152	24	13	9	198
1953 .. ..	141	40	14	9	204
1954 .. ..	123	44	13	8	188
1955 .. ..	111	61	12	11	195
1956 .. ..	121	52	10	11	194
<u>Quarter Ended-</u>					
June, 1956 ..	139	48	10	13	210
September, 1956	109	55	11	11	186
December, 1956	141	60	10	9	220
March, 1957 ..	92	38	8	7	145
June, 1957 ..	124	58	10	7	199

a Based on actual numbers of dwellings approved, irrespective of variations in average floor area.

b Based on value of approvals issued, adjusted for price rises as follows:- 1938 to December, 1946, 110 per cent.; 1.3 per cent. per month to June, 1951; unchanged, July, 1951, to March, 1953; 0.8 per cent. per month, April, 1953, to date.

The total volume of building approvals, which was low in the first quarter of 1957, recovered in the June quarter, and, at a level approximately double its pre-war volume, was of similar magnitude to that prevailing during the years 1950 to 1956. The volume of new buildings other than dwellings approved was over three times its pre-war volume, and was one of the highest quarterly volumes recorded since the war. New dwellings were just over twice as numerous as the average quarterly number during the pre-war year 1938, and showed a marked increase over the low figure for the first quarter of the current year. Dwelling approvals, however, were still well below the high figures of the post-war years up to 1953 when the housing shortage was still at its worst.



The next table shows building approvals, including all governmental operations, for the ten years 1947 to 1956, and in each of the five most recent quarters.

Building Approvals, Queensland.  
(Including All Governmental Operations.)

Period.	Dwellings.			Other Build- ings.	Total.	Dwellings.			Other Build- ings.	Total.
	New.	Addi- tions, &c.				New.	Addi- tions, &c.			
Year-	Brisbane.					Other Cities and Towns. <sup>a</sup>				
	No.	£'000.	£'000.	£'000.	£'000.	No.	£'000.	£'000.	£'000.	£'000.
1947 ..	5,024	5,398	235	1,028	6,661	3,724	3,448	308	774	4,530
1948 ..	4,928	6,074	309	1,255	7,638	3,113	3,424	373	1,058	4,855
1949 ..	5,044	7,362	410	1,302	9,074	3,274	3,947	427	1,194	5,568
1950 ..	5,805	9,332	571	2,331	12,234	3,595	4,877	528	1,315	6,720
1951 ..	7,086	13,612	785	4,366	18,763	3,564	5,942	672	1,760	8,374
1952 ..	6,505	12,923	871	4,527	18,321	3,268	5,567	786	2,340	8,693
1953 ..	5,150	10,636	1,097	5,230	16,963	3,835	6,878	825	3,613	11,316
1954 ..	4,359	9,835	1,148	8,304	19,287	3,394	6,658	909	4,658	12,225
1955 ..	3,798	9,433	1,185	10,782	21,400	2,920	6,307	879	6,441	13,627
1956 ..	3,960	10,912	1,060	10,281	22,253	2,850	6,499	870	6,692	14,061
Quarter-										
2nd, 1956	1,247	3,745	280	2,276	6,301	639	1,456	200	2,119	3,775
3rd, 1956	856	2,325	307	2,522	5,154	734	1,646	263	1,646	3,555
4th, 1956	1,027	2,738	263	3,038	6,039	827	1,918	230	1,428	3,576
1st, 1957	733	2,043	265	1,865	4,173	618	1,458	162	1,391	3,011
2nd, 1957	974	2,739	313	2,233	5,285	921	2,222	282	2,238	4,742
Year-	Rest of State.					Total Queensland.				
1947 ..	3,601	2,614	386	896	3,896	12,349	11,460	929	2,698	15,087
1948 ..	3,439	2,875	560	945	4,380	11,480	12,373	1,242	3,258	16,873
1949 ..	3,337	3,329	666	1,165	5,160	11,655	14,638	1,503	3,661	19,802
1950 ..	3,367	3,802	592	1,250	5,644	12,767	18,011	1,691	4,896	24,598
1951 ..	3,550	4,996	784	1,467	7,247	14,200	24,550	2,241	7,593	34,384
1952 ..	2,458	3,447	703	2,038	6,188	12,231	21,937	2,360	8,905	33,202
1953 ..	2,294	3,523	617	2,270	6,410	11,279	21,037	2,539	11,113	34,689
1954 ..	2,211	3,872	566	3,622	8,060	9,964	20,365	2,623	16,584	39,572
1955 ..	2,289	4,448	594	4,481	9,523	9,007	20,188	2,658	21,704	44,550
1956 ..	2,845	7,060	536	4,330	11,926	9,655	24,471	2,466	21,303	48,240
Quarter-										
2nd, 1956	884	2,270	134	1,233	3,637	2,770	7,471	614	5,628	13,713
3rd, 1956	573	1,180	140	1,122	2,442	2,163	5,151	710	5,290	11,151
4th, 1956	947	2,714	149	1,056	3,919	2,801	7,370	642	5,522	13,534
1st, 1957	500	1,083	121	692	1,896	1,851	4,584	548	3,948	9,080
2nd, 1957	575	1,295	126	998	2,419	2,470	6,256	721	5,469	12,446

<sup>a</sup> Until the end of 1949, all provincial Cities and nine selected Towns; there-  
after, all provincial Cities (11) and Towns (10).

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